



**Planning Commission  
June 8, 2010 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX. 78701**

Dave Anderson  
Danette Chimenti - Parliamentarian  
Mandy Dealey – Vice-Chair  
Ben DeLeon  
Saundra Kirk

Jay Reddy – Secretary  
Clint Small  
Dave Sullivan - Chair  
Kathryne Tovo

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes for May 11, 2010.
2. Approval of minutes for May 25, 2010.

## C. PUBLIC HEARING

### 1. Discussion and Action:

Request: Discussion and action regarding initiating an amendment to Chapter 25-8, Subchapter A, Article 12 (Save Our Springs Initiative) or to Section 25-8-27 (Redevelopment Exception in the Barton Springs Zone) of the Land Development Code regarding proposed development on property located at 5811 Southwest Parkway, commonly known as Courtyard Park and presentation of Environmental Board's recommendations.

Staff: Matt Hollon, 974-2212, matt.hollon@ci.austin.tx.us  
Watershed Protection Department

### 2. Code Amendment: **C20-2010-019 - Conservation Single Family Residential Use**

Location: Citywide  
Owner/Applicant: City of Austin  
Request: Amend Chapter 25 of the City Code to create a new residential use, Conservation Single-Family Residential.

Staff Rec.: **Recommended.**  
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us  
Planning and Development Review Department

### 3. Code Amendment: **Public Safety Memorial Markers**

Request: An ordinance amending city code sections 25-10-3 and 25-10-103 and adding a new section 25-10-157 authorizing the placement of memorial markers in the public right-of-way.

Staff Rec.: **Recommended**  
Staff: Leander Davila, 974-4711, Leander.Davila@ci.austin.tx.us  
Austin Police Department

### 4. Rezoning: **C14-2010-0042 - Sunset Ridge**

Location: 8401 Southwest Parkway, Barton Creek; Williamson Creek Watersheds - Barton Springs Zone, Oak Hill Combined (West) NPA  
Owner/Applicant: Los Indios Ventures, Inc. (Tim Jamail)  
Request: IP-NP to GO-NP  
Staff Rec.: **Recommendation of GO-CO-NP**  
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
Planning and Development Review Department

5. **Rezoning:** **C14-2010-0053 - 2<sup>nd</sup> & Congress East**  
 Location: 106 E. 2nd Street, Town Lake Watershed, Downtown NPA  
 Owner/Applicant: Finley Company, Inc. (Tim Finley)  
 Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael Whellan)  
 Request: CBD to CBD-CURE  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
 Planning and Development Review Department
6. **Rezoning:** **C14-2010-0054 - 2<sup>nd</sup> & Congress West**  
 Location: 209 Congress Avenue, Town Lake Watershed, Downtown NPA  
 Owner/Applicant: Finley Company, Inc. (Tim Finley)  
 Agent: Graves, Dougherty, Hearon & Moody, P.C. (Michael Whellan)  
 Request: CBD to CBD-CURE  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
 Planning and Development Review Department
7. **Rezoning:** **C14-2010-0069 – 904 San Antonio Street Re-zoning**  
 Location: 904 San Antonio Street, Town Lake Watershed, Downtown NPA  
 Owner/Applicant: John C. Horton, III  
 Agent: Thrower Design (Ron Thrower)  
 Request: MF-4 to DMU  
 Staff Rec.: **Recommendation of DMU-CO**  
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us  
 Planning and Development Review Department
8. **Site Plan Conditional Use Permit:** **SPC-00-2217CS(R1) - West Austin Youth Association (WAYA)**  
 Location: 1314 Exposition Boulevard, Johnson Creek Watershed, Central West Austin Combined NPA  
 Owner/Applicant: West Austin Youth Association (Courtney Houston)  
 Agent: Shaw Hamilton Consultants (Shaw Hamilton)  
 Request: The applicant is requesting approval of a conditional use to add Day Care Services (Commercial) use as a revision to an existing site plan.  
 Staff Rec.: **Recommended**  
 Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us  
 Planning and Development Review Department

- 9. Preliminary: C8-2010-0027 - Mueller Section 2**  
 Location: 3600 Manor Road, Boggy/Tannehill Branch Watershed, Mueller NPA  
 Owner/Applicant: City of Austin (Pam Hefner)  
 Agent: Bury & Partners (David Miller)  
 Request: The approval of Mueller Section 2 Preliminary Plan composed of 49 lots on 3.388 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
 Planning and Development Review Department
- 10. Final Plat W/ Prelim: C8-2010-0027.1A - Mueller Section 2 Final Plat, a Resubdivision of Lots 1 and 2, Block 31, and Block 59**  
 Location: 3600 Manor Road, Boggy/Tannehill Branch Watershed, Mueller NPA  
 Owner/Applicant: City of Austin (Pam Hefner)  
 Agent: Bury & Partners (David Miller)  
 Request: The approval of the Resubdivision of Lots 1 and 2, Block 31, and all of Block 59, Mueller Section 2 composed of 56 lots on 7.286 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
 Planning and Development Review Department
- 11. Final Plat W/ Prelim: C8-07-0043.01.3A - Avery Station, Section 1A Phase 1**  
 Location: N. Lakeline Boulevard, South Brushy Creek Watershed, Northwest Park and Ride TOD  
 Owner/Applicant: Northwoods Avery Ranch, LLC (Todd Janssen)  
 Agent: Bury & Partners, Inc. (David Miller)  
 Request: The approval of Avery Station, Section 1A, Phase 1 composed of 64.75 lots on 148 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 12. Final Plat W/ Prelim: C8-07-0043.01.1A - Avery Station, Section 1B Phase 1**  
 Location: N. Lakeline Boulevard, South Brushy Creek Watershed, Northwest Park and Ride TOD  
 Owner/Applicant: Northwoods Avery Ranch, LLC (Todd Janssen)  
 Agent: Bury & Partners, Inc. (David Miller)  
 Request: The approval of Avery Station, Section 1B, Phase 1 composed of 25.17 lots on 4 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**13. Final Plat W/ Prelim:** **C8-07-0043.01.2A - Avery Station, Section 1B Phase II**  
Location: N. Lakeline Boulevard, South Brushy Creek Watershed, Northwest Park and Ride TOD  
Owner/Applicant: Northwoods Avery Ranch, LLC (Todd Janssen)  
Agent: Bury & Partners, Inc. (David Miller)  
Request: The approval of Avery Station, Section 1B, Phase II composed of 3.712 lots on 3 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**14. Street Vacation:** **C10v-2010-02 - Street Vacation**  
Request: Partial alley vacation between Congress Avenue and Brazos and 2nd & 3rd Streets.  
Staff Rec.: **Recommended**  
Staff: Chris Muraida, 974-7087, chris.muraida@ci.austin.tx.us  
Contract and Land Management Department

#### **D. NEW BUSINESS**

**1. New Business:**  
Request: Discussion and possible action to rescind and reconsider action taken on May 25, 2010 on case C14-2009-0159 – 2807 Del Curto Road Rezone.

**Rezoning:** **C14-2009-0159 - 2807 Del Curto Road Rezone**  
Location: 2807 Del Curto Road, West Bouldin Creek Watershed, South Lamar NPA  
Owner/Applicant: Ace Bartlett and Polly Family Living Trust (Tim Bartlett)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-3 to SF-6  
Staff Rec.: **Recommended with conditions**  
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
Planning and Development Review

## **E. SUBCOMMITTEE REPORTS**

## **F. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Neighborhood Planning & Zoning Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.